

STATE MS.-DE SOTO CO.  
FILED

JUN 28 3 01 PM '99

BK 354 PG 587  
W.E. DAVIS CH. CLK.

JOEL P. WALKER, TRUSTEE, GRANTOR

TO

TRUSTEE'S DEED

CLIFF MEHLER, ET UX, GRANTEE

WHEREAS, on the 21ST day of April, 1994, ELIZABETH TELLO, PRESIDENT, AND THOMAS TELLO, SECRETARY, on behalf of E.T. CONSTRUCTION COMPANY, INC., executed a Deed of Trust to JOEL P. WALKER, Trustee, for the benefit of JOHN EDWARD SARTAIN and LOUISE OWEN SARTAIN and EVA KATE SARTAIN, which Deed of Trust is recorded in Trust Deed Book 702, Page 389, in the Office of the Chancery Clerk of DeSoto County, Mississippi. John E. Sartain departed this life on the 3rd day of October, 1998, leaving a Last Will and Testament which has been presented to probate in the Chancery Court of DeSoto County, Mississippi Cause No. 98-10-1429, and the Court having issued Letters Testamentary to Eva Kate Hodson, Executrix of the Estate of John E. Sartain, Deceased; WHEREAS in the Last Will and Testament of John E. Sartain, this debt was assigned to Louise Owen Sartain; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms and conditions of said Deed of Trust and the holder of said indebtedness having requested the undersigned Trustee to execute the Trust and sell said land in accordance with the terms and conditions of said Deed of Trust.

THEREFORE, in consideration of the premises, I did, pursuant to said request, on the 18th day of June, 1999, Friday, within legal hours at the East Front Door of the County Courthouse in the City of Hernando, DeSoto County, Mississippi, offer for sale and sell at

public outcry to CLIFF MEHLER and wife, SANDRA M. MEHLER, as tenants by the entirety with full rights of survivorship and not as tenants in common, being the highest and best bidder for cash, at and for the sum of SEVENTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$77,000.00) the land mentioned in said Deed of Trust lying and being situated in DeSoto County, Mississippi, described more particularly as follows:

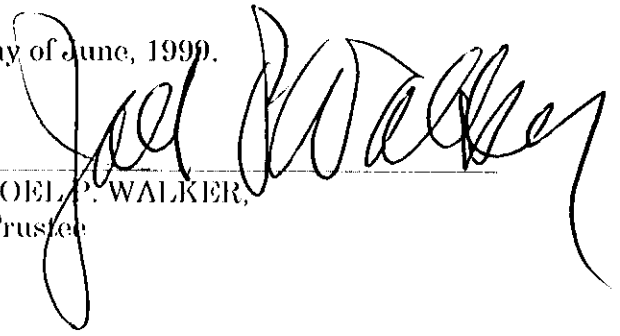
Lot 11, J. E. Sartain Commercial Subdivision, Section 35, Township 1 South, Range 8 West, DeSoto County, Mississippi, as shown on plat of record in Plat Book 22, page 28, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is made for a more particular description.

The time, terms and conditions and place of sale were duly advertised for four (4) consecutive weeks immediately preceding the sale by publication in the DeSoto Times, a newspaper published and having a general circulation in DeSoto County, with Proof of said Publication being attached hereto and made a part hereof and by posting a Notice of said sale on the bulletin board of the Courthouse in said County on the 27th day of May, 1999, , said Notice remaining on said bulletin board until the date of the sale, to-wit: June 18, 1999 at 11:00 o'clock a.m. Friday..

THEREFORE, in consideration of the premises and the payment to the Trustee of the sum of SEVENTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$77,000.00) by CLIFF MEHLER and wife, SANDRA M. MEHLER, I, JOEL P. WALKER, Trustee, do hereby sell to said CLIFF MEHLER and wife, SANDRA M. MEHLER, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land

hereinabove mentioned.

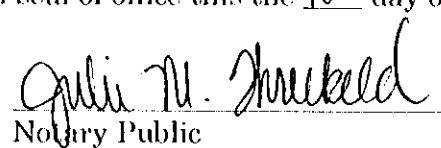
WITNESS my signature this 18th day of June, 1999.

  
 \_\_\_\_\_  
 JOEL P. WALKER,  
 Trustee

STATE OF MISSISSIPPI  
 COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named JOEL P. WALKER, Trustee, who acknowledged signing and delivering the above and foregoing Trustee's Deed on the day and date therein mentioned as a free and voluntary act and deed and for the purpose therein expressed.

GIVEN under my hand and official seal of office this the 18<sup>th</sup> day of June, 1999.

  
 \_\_\_\_\_  
 Notary Public



GRANTOR'S ADDRESS: P.O. Box 276, Hernando, MS 38632  
 HOME PHONE #: 601-393-7390 WORK: 601-429-5277  
 GRANTEE'S ADDRESS: 3755 Hillsdale, Olive Branch, MS 38654  
 HOME PHONE #: 601-895-2925 WORK: 601-349-2212

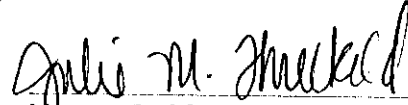
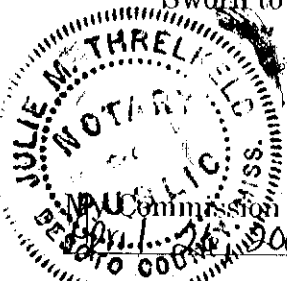
STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned Notary Public in and for the state and county aforesaid, the undersigned Trustee who after being first duly sworn stated upon oath the following:

I do not have a financial or beneficial interest, either direct or indirect in the outcome of the sale or the beneficiary of the Deed of Trust described above.

  
JOEL P. WALKER, Trustee

Sworn to and subscribed before me this the 18<sup>th</sup> day of June, 1999.

  
Notary Public

Commission Expires: 26 2003

Prepared by  
Walker, Brown & Brown, P.A.  
2540 Highway 51 South  
P.O. Box 276  
Hernando, MS 38632  
601-429-5277  
901-521-9292  
601-429-5280 Fax



# PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

RUTH DOBBS personally appeared before me the undersigned in and for said County and State and states on oath that she is the CLERK of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

## NOTICE OF TRUSTEE'S SALE

WHEREAS, on the 21st day of April, 1994, Elizabeth Tello, President, and Thomas Tello, Secretary, on behalf of E. T. Construction Company, Inc., executed a Deed of Trust to Joel P. Walker, Trustee, for the benefit of John Edward Sartain and Louise Owen Sartain, and Eva Kate Sartain which Deed of Trust is recorded in Trust Deed Book 702, Page 389 in the Office of the Chancery Clerk of DeSoto County, Mississippi. John E. Sartain departed this life on the 3rd day of October, 1998 leaving a Last Will and Testament which has been presented for probate in the Chancery Court of DeSoto County, Mississippi Cause No. 98-10-1429 and the Court having issued Letters Testamentary to Eva Kate Hodson, Executrix of the Estate of John E. Sartain, Deceased; whereas, in the Last Will and Testament of John E. Sartain, this debt was assigned to Louise Owen Sartain; and

WHEREAS, default has been made in the terms and conditions of said Deed of Trust and the entire debt secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, and the holder of said indebtedness having requested the undersigned Trustee to execute the trust and sell said land in accordance with the terms and conditions of said Deed of Trust,

NOW, THEREFORE, I, JOEL P. WALKER, Trustee, under the terms and provisions of and by virtue of the authority conferred upon me in said Deed of Trust, will on the 18th day of June, 1999, offer for sale at public outcry and sell within legal hours at the east front door of the County Courthouse in Hernando, DeSoto County, Mississippi, to the highest and best bidder for cash, the lands lying and being situated in DeSoto County, Mississippi, described more particularly as follows, to-wit:

Lot 11, J. E. Sartain Commercial Subdivision, Section 35, Township 1 South, Range 8 West, DeSoto County, Mississippi, as shown on plat of record in Plat Book 22, Page 28, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is made for a more particular description.

I will sell and convey only such interest as is vested in me as Trustee. WITNESS my signature this 17th day of May, 1999.

JOEL P. WALKER, Trustee  
May 27, Jun 3, 10, 17, 1999

Volume No. 10X on the 27 day of May, 1999

Volume No. 10X on the 3 day of June, 1999

Volume No. 10X on the 10 day of June, 1999

Volume No. 10X on the 17 day of June, 1999

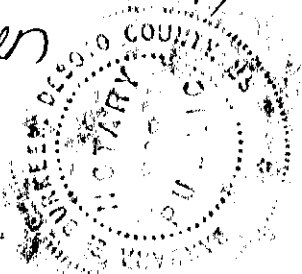
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

Ruth Dobbs  
(TITLE)

Sworn to and subscribed before me, this 17 day of June, 1999

Barbara J. Burt  
BY Notary Public

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: OCT. 31, 2002  
BONDED THRU HEIDEN, BROOKS & GARLAND, INC.



A. Single first insertion of 393 words @ .12 \$ 47.16  
B. 3 subsequent insertions of 1179 words @ .10 \$ 117.90  
C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 168.06